

THE CROSSINGS The Signal

FEBRUARY 2019

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www.walnutcountry.com

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CHOA or Concord Lamppost

Have you ever noticed that there are two different markings on lampposts in the Crossings? That's because, of the lights in the neighborhood, some of them are the property of the City of Concord, and the others are the HOA's. This can make it confusing trying to figure out who to contact about a lamp that has gone dark. There are two different ways lamps are marked which will help distinguish who you should contact:

If the lamp is labeled with a letter followed by two numbers near the bulb, that is a CHOA lamppost. To report an issue with a CHOA lamppost please call or email the business office with the lamppost's code and general location.

If the lamppost has four numbers printed vertically on the post, that is a City of Concord lamp. There are many different ways to contact the City of Concord about this and other city concerns (potholes, damaged street signs, raised sidewalks, etc.)

Phone: (925) 671-2489

E-mail: CityInfo@cityofconcord.org

Website: <http://www.cityofconcord.org/projects/concordconnect/>

For more information on how to report a city concern, please visit: <http://www.cityofconcord.org/page.asp?pid=1007>

CHOA Lamp



Concord Lamp



PG&E Gas Line Project Update

The ongoing work around replacing the gas lines on the east side of the neighborhood has wrapped up, and soon the restoration crew will arrive to finish the work. Temporary asphalt and sand patches have been placed on streets, sidewalks, and on some residents' properties. These patches will be removed by the restoration team and replaced with the material that was there originally. If you are not satisfied with the restoration crew's permanent fixes, you may contact the City of Concord Public Works Department at (925) 671-3448 and file a complaint. We have been in contact with the city with our feedback about the project, however, if you have an issue from this project that affects your unit, we strongly recommend you call public works and make your issue known.

Treasurer's Report (Year To Date)

BALANCE SHEET as of December 31, 2018

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Current Assets

Cash Operating Acct.	\$452,528
Cash Reserve Acct.	\$2,195,752
Receivables	(\$3,657)
Prepaid Expenses	\$23,635
TOTAL CURRENT ASSETS	\$2,668,259

Current Liabilities & Capital

Liabilities	\$104,485
Reserves	\$2,173,504
Owner's Equity	\$405,651
Income	(\$15,381)
TOTAL CURRENT LIABILITIES & CAPITAL	\$2,668,259

Year-To-Date BUDGET REPORT

	Actual	Budget	Actual Over (or under) Budget
Total Revenues	\$1,438,636	\$1,485,035	(\$46,399)
Operating Expenses			
Payroll/Benefits/Taxes	\$136,890	\$142,000	(\$5,110)
Management Expenses	\$188,492	\$193,000	(\$4,508)
Office Equip/Supplies	\$33,569	\$28,600	\$4,969
Professional Services	\$22,784	\$21,100	\$1,684
Facilities Repair/Maint.	\$283,062	\$264,176	\$18,886
Insurance	\$51,909	\$62,530	(\$10,621)
Security Expenses	\$36,437	\$48,400	(\$11,963)
Tax & Licenses	\$9,170	\$12,900	(\$3,730)
Utilities	\$205,256	\$191,000	\$14,256
Recreation	\$37,503	\$31,000	\$6,503
Miscellaneous Expense	\$9,495	\$2,383	\$7,112
Capital Acquisitions	\$19,008	\$40,000	(\$20,992)
WCST Expenses	\$117,493	\$145,000	(\$27,507)
Reserve Expenses	\$302,952	\$302,946	\$6
Total Operating Expense	\$1,454,020	\$1,485,035	(\$31,015)
Net Income	(\$15,384)	\$0	(\$15,384)



Rhiannon Harris, General Manager

The Crossings Business Office
925- 687-9961
Businessoffice@Walnutcountry.com

President's Corner – February 2019

At the beginning of a new year, organizations spend time to take stock, look ahead and start anew. CHOA and our Board of Directors are no exception. We are deep in this process and are already taking steps to improve how we operate, while also ensuring we run our association to provide the highest level of service while minimizing risk.

So, what are we doing? Two weeks ago, the full Board and our General Manager attended training presented by a subject matter expert in HOA processes and regulations to ensure we are all intricately familiar with how we need to operate. Many of us on the Board having served for years, along with our newer members, came away with a refreshed understanding that we are all now level set on.

We learned that there are some things we need to start doing, change and stop doing. We have already implemented changes that will help us be more effective and efficient as a Board and an association. Here's a sampling:

1. We have updated how we organize our meetings through updates to our agenda that will help make them more effective and shorter while insuring that our minutes capture only the relevant information we need.
2. We will strengthen how we communicate with homeowners as a "full Board" so we can both hear and act as one in serving you. Along these lines, we will no longer have a forum at the beginning of committee meetings but rather have all homeowners bring their concerns to the entire Board at our monthly meeting in the Homeowners' Forum. This allows **all of us** on the Board to both hear and consider your comments and concerns.

We have additional areas we will be focusing on in the upcoming months including our committee structure and operations, due diligence in our decision making and working more closely with our management company to improve processes. ***Our main goal is to create methods and processes that are sustainable over time.*** This ensures that future Boards can continue to operate with the same efficiency and effectiveness as members change over the years.

I know I've taken up much of my column on our directions as a Board, but we want to impress upon all of our members the importance of this and how we will work to ensure its success.

We do have many other projects and activities coming such as our Main Pool renovation later this year. I'll give you an update on those next month.

I invite you to join us this year for one of the monthly Board of Directors' meetings. It's a great way to make your voice heard. On that note, please join us on February 28th for our next regular monthly BOD meeting.

Until next month...

Mark Weinmann, President

*** SAFETY & SECURITY ADVISORY COMMITTEE ***

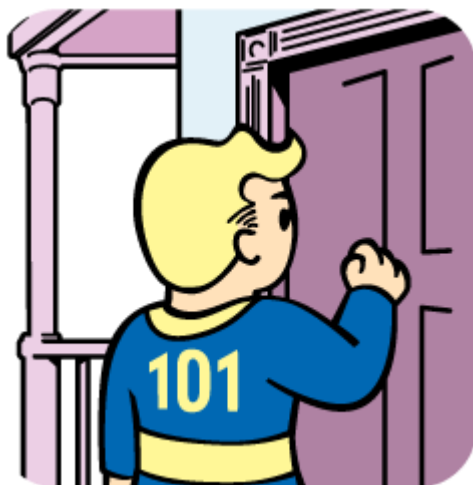
Did You Know.....?

Did you know Concord has a strict set of guidelines for door to door solicitation in the city? Did you know solicitors are not allowed to knock on doors or conduct activities from 7:00 pm to 9:00 am? The city of Concord requires proper permitting and identification of a valid city business license. In addition, it is unlawful to engage in any solicitation or peddling without a valid solicitors permit issued by the Police Chief, unless they qualify for exempt status. A detailed list of exempt status solicitors is available in the CHOA business office. (Code 2002 18-451, Ord. No. 06-6)

Concord defines solicitations as follows:

"It shall be unlawful for any person, whether licensed or unlicensed, while conducting the business of a peddler or solicitor, to enter upon any residential premises in the City where the owner, occupant or person legally in charge of the premises has posted, at the entry to the premises, or at the entry to the principal building on the premises, a sign bearing the words "No Peddlers," "No Solicitors," "No Solicitation" or words of similar import".

Please be aware of your surrounding and know who is allowed on your property. It is perfectly acceptable and advisable to request proper identification and permits if you choose to talk with anyone at your door. If you have a **"No Solicitation"** or similar sign posted, it is unlawful for a solicitor to approach your property. Awareness is the first step in prevention.



Reward

The Board of Directors is prepared to pay up to \$2,000 for information leading to the arrest and conviction of anyone who willfully destroys or damages association property, including graffiti. If you know of or see someone using a marking pen, paint pen, or spray paint, etc. to deface property within The Crossings, please contact the CHOA Manager at 925-687-9961 or email businessoffice@walnutcountry.com.

Important Telephone Numbers

POLICE (Non Emergency)	925-671-3220
First Security	877-900-1110
CHOA Business Office	925-687-9961
Clubhouse Office	925-825-0250
CC Emergency Med Services	925-646-4690
CC Water District	925-688-3158
CCC Fire Protection District	925-941-3330
CC Animal Services Dept.	925-335-8300
PGE- Electrical Outage	800-743-5002
PGE- Gas	800-743-5000
Concord Code Enforcement	925-671-3075
Sgt. Nick Boccio	925-671-5083

Parking Rules In The Neighborhood

A common misconception about Crossings streets is that the HOA has separate rules about parking, trailers, and unregistered vehicles. However, all streets in the Crossings are public streets and subject to city and state vehicle codes. One of the most common violations of this code is unregistered vehicles being parked in the open. According to Concord Municipal Code 8.25.350 in accordance with California Vehicle Code 22660 "abandoned, wrecked, dismantled, or inoperative vehicles, or parts thereof, shall be removed from private and public property, not including highways, as provided in this article." By leaving unregistered or inoperable vehicles parked on the street, you run the risk of having your vehicle towed by the City of Concord. **Management does not pursue the towing of homeowner vehicles in any way**, but be aware that parking enforcement does patrol our neighborhood and will ticket or mark offending vehicles for towing.

Stephen Sulyma, Recreation Director

Clubhouse Office

925-825-0250

recdirector@walnutcountry.com

[Walnut Country Book Club](#)

For more information about the Walnut Country Book Club go to:
info@berkshire-books.com or call the Clubhouse at 925-825-0250.

The following books have been chosen by Book Club members for...

February 19th: *The Woman Who Smashed Codes* by Jason Fagone

March 19th: *Still Life* by Louise Penny,

ALL ARE WELCOME TO JOIN US IN THE CLUBHOUSE @ 6:30PM

I Book Club



- [WE'RE IMPRESSED](#) *

4404 Catalpa Ct
4428 Striped Maple Ct

Great job everyone and thank you for helping make the Crossings a great place to live!

Thank you

[View From The Clubhouse](#)

Happy February,

2019 has been shaping up to be an exciting year for us here in CHOA. With new projects around the corner, a bevy of refreshed faces on our committees and an ever growing community of new neighbors it's a great time to be a part of such a fantastic neighborhood.

February has always been my favorite month as someone who enjoys the cooler side of California weather, and as someone who likes to purchase heavily discounted heart shaped boxes of candy on the 15th. Not to mention one of our silliest national holidays when Punxsutawney Phil decides how much longer winter is going to last.

There are several events coming up in the following months, including The Walnut Country Swim Team's Ice Cream Social on **March 2nd**, and Nancy Bennett's St Patrick's Day event on **March 16th**. Once those have completed we will move into full swing preparation for the Spring Festival, so be on the look out in next month's edition for more information on that.

-Take it easy everyone,

Stephen Sulyma
Clubhouse Supervisor

[Friendly Reminders](#)

- Please make sure all holiday decorations are taken down and put away for next year. We will begin sending courtesy notices to any houses that still have winter holiday decorations left up.
- The Business Office and Clubhouse will be **Closed** on **Monday, February 18th** in honor of Presidents day.

Recreation, Preschool & Communications News

Walnut Country Preschool

January was full of learning about the winter season and zoo animals. Now our students will look forward to Celebrating Valentine's Day and friendship at Walnut Country Preschool!

Registration is now open for CHOA residents, current students and siblings for the 2019-2020 school year. Open registration begins **February 4th**. If you know a child who would love to learn with us call us **(925) 798-9686**.

Walnut Country Swim Team

We are very excited to announce that **Katie Giatzis** is the new Head Coach for the Walnut Country Swim Team.

Katie brings an 8 year coaching history with her (originally for Valley Vista), she has coached for Northgate High School, San Ramon Masters (adult program), and most recently was the Head Coach for Contra Costa powerhouse, Round Hill's Fall Program. Many of you may know her as she was one of our Assistant Coaches for the 2018 WCST summer season.

2019 Spring Clinic

Registration is open for all swimmers between 4 and 18 years of age (as of 6/15/19) who have meet experience and are able to swim unassisted 25 yards, or be approved by the head coach and the WCST Committee for Spring Clinic coached by Katie Giatzis.

2019 Season

Registration for 2019 Season opens **February 4th**.

Annual Ice Cream Social

Join us at the Clubhouse for our annual Ice Social, **Saturday, March 2nd** from **2 - 3:30**.

Come for ice cream, bring registration paperwork, socialize, meet the new WCST swim committee, chat with coach Katie and get any questions answered regarding the upcoming swim season.

Hiring Lifeguards and Swim Instructors For Summer 2019

If you're interested in becoming one of our CHOA Lifeguards or swim instructors this summer, please download an application from our website, or pick one up at the Clubhouse. Applicants must meet the following requirements:

- Must be at least 16 years old
- Must be able to swim 300 yards continuously
- Must have completed and provide proof of Lifeguard/CPR/AED certification
- Must obtain a work permit if under 18 years old (Work permits can be picked up from your school or downloaded online from <https://www.dir.ca.gov/dlse/dlseformb1-1.pdf>)

If you have any questions, please contact Stephen Sulyma at

Recdirector@walnutcountry.com

Walnut Country Signal

Senior's Potluck Dinner

Celebrate *Valentine's Day* at the **Cupid Café**, located in the Crossings Clubhouse on Wednesday, February 13th, 5:30 p.m.

If you would like to attend as a first-time guest, call Ken Cellini, Leader (925/ 798-7839), before 2/8/2019 to reserve your seating and to get a food assignment.

New Members are always welcome!

Next Potluck: Wed, March 13th

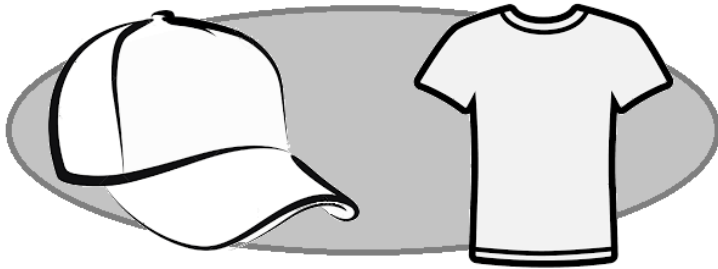
Interested in CHOA gear

Walnut Country t-shirts and baseball caps are available. They can be purchased at the Clubhouse office between the hours of 12–8pm Monday through Saturday and 12–6pm on Sundays.

Cotton T-Shirts: Adult sizes small to XXL - \$20

Cotton T-shirts: Youth sizes small to XL - \$15

Baseball Caps - \$15



Want to Rent the Clubhouse?

Rental rate is \$350 for the lounge area (up to 8 hours). Game room is an additional \$50 and use of the fully equipped downstairs kitchen is an additional \$75.

Conditions apply including:

- Serving alcohol requires hiring and paying for a security officer.
- Certificate of Insurance (COI) is required.
- If you book a party you MUST be present during the entire party.
- The resident who books the party is responsible for what takes place during the entire event.

To reserve a date you must put down a \$500 security/cleaning deposit.

All fees and paperwork are due at least two weeks prior to your event.

To reserve the Clubhouse, or for inquiries concerning renting the Clubhouse, please call: **925- 825-0250**

Or Email

Recdirector@walnutcountry.com

Memorial Bench and Plaque Information

We have begun ordering memorial bench plaques for the Greenbelt and would like to update the community on information about how to obtain one. We have two options available for homeowners; affixing a plaque to an existing bench in the Greenbelt, or purchasing a new bench and plaque together. Applications for Bench plaques are available at the Business Office. After completing the application, please turn it into the Business Office with payment attached. Memorial plaques cost \$150, and a new bench with a plaque is \$1,200. Applications for new benches must be approved by the Board of Directors before confirming installation. If you have any questions please contact the Business Office for more information.

The Crossings

Collins Management
(510) 262-1795

Advertisements

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